

DRAFT

Date 17_0131 | **Subject** King City Urban Reserve Area 6D Concept Plan

To Mike Weston, Keith Liden | **From** Marcy McInelly, Erika Warhus

Technical Advisory Committee Interview Summary

On Tuesday January 10th, Technical Advisory Committee Meeting #1 was held in King City. A total of **7 interviews** were conducted.

Interview Summary by Representative and Agency

Name	Agency
John Floyd	Washington County, Land Use
Brian Harper	Metro
Steve Kelly	Washington County, Transportation
Alan Kennedy	Tualatin Valley Fire and Rescue
Susan Shanks	City of Tigard
Jadene Stensland	Clean Water Services
Philip Wentz	Tigard Tualatin School District

Interviews

Interviewees were asked several questions:

- Based upon your connection to the area, what are the most critical issues that we should consider in this planning effort?
- Based upon the agency you represent and your personal views, what would you like to see improved or changed?
- Based upon the agency you represent and your personal views, what are the desired outcomes for the project?

Summary of feedback

The following table summarizes the comment received.

Theme	Comments
Questions about the process and coordination	<ul style="list-style-type: none"> • What traffic impact analysis is being done • Review River Terrace 8, 9, and 10 tributaries to connect to concept plan • What is the County plan for SW Beef Bend Road • Review Tigard Street networks • Metro Title 11 doesn't require traffic impact analysis but important to consider needs of other jurisdictions • Working closely with Tigard will make most successful case
Infrastructure and costs	<ul style="list-style-type: none"> • Concerns about the many culverts along SW Beef Bend Road • Important to share infrastructure data between jurisdictions • Stormwater management as community feature • Paying for infrastructure is key and it would be good to see a plan for how the City will do this

	<ul style="list-style-type: none"> • Be aware of Willamette River water supply project going in on SW Roy Rogers Road
<p>Land use, zoning, character of development</p>	<ul style="list-style-type: none"> • City plans to acquire 2-3 acres for recreation/city hall/library • Tualatin Valley Fire and Rescue is looking at locating a new fire station in River Terrace area • Access to other areas in King City and connections between King City area and other jurisdictions • Creative concepts for commercial town center including parks, housing, commercial and light industrial • Opportunities through river access, launching point for paddling the river • Well integrated plan that accommodates existing neighborhoods and properties like Rivermeade • River is most defining feature/asset of this area • Maintain the rural character of the area • Transition from urban (at SW Beef Bend Road) to rural (at river)
<p>Transportation, streets, trails and general connectivity</p>	<ul style="list-style-type: none"> • Integration of multi-modal network including existing streets/trails • Washington County policy is that access to existing arterials (such as SW Beef Bend Road) should be by other arterials and collector streets • SW Beef Bend Road is 3-lane cross section • County adopted SW Roy Rogers Road as 5-lane cross section • Roads are not prohibited from habitat areas or streams • Transportation is more difficult if the whole area doesn't come in, including River Terrace South • An East-West route south of and parallel to SW Beef Bend Road is essential • Safety and aesthetic character of SW Beef Bend Road is critical • Integration of Westside Trail as amenity • Regional trail access is critical • Consider stormwater management strategies like those in North Bethany

Desired Outcomes

In response to the question, “Based upon your connection to the area, what would represent a ‘win’ for you?”

- Working closely with Tigard is important
- Mixed and unique community with new town center that is connected to the river and to old King City
- Create a destination area with mixed-use development that has regional appeal
- Stormwater as community feature
- Would like to see stormwater work better for this area, including Tigard
- Improved quality of Beef Bend with better multi-modal access
- Opportunities of river access
- Connection to regional trails and multi-modal systems
- Managing the stormwater and preserving the Tualatin River health
- East-West connection through the study area that connects to the current King City network
- Opportunity to make a complete community with the natural areas a strong component
- Development should pay for as much infrastructure as possible
- Good response times for fire and rescue and healthy adults